

CHICAGO PLAN COMMISSION  
121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
February 21, 2013  
1:00 PM  
MINUTES

PRESENT

Smita Shah  
Daniel Sih  
Terry Peterson  
Linda Searl  
Michael Kelly  
George Migala  
Bishop John R. Bryant  
Olga Camargo  
Andrew Mooney  
Doris Holleb  
Patricia Scudiero  
Alderman Walter Burnett

ABSENT

Martin Cabrera  
Gabe Klein  
Les Bond  
Alderman Ray Suarez  
Alderman Daniel S. Solis  
Kevin Slaughter  
Alderman Thomas Tunney  
Alderman Margaret Laurino  
Alderman Edward Burke

- I. The Vice-Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on February 21, 2013.
- III. The Minutes of the January 24, 2013 Hearing were approved unanimously.

**THE FOLLOWING INTER-AGENCY ITEMS NUMBER 1 THROUGH 11  
WERE APPROVED BY AN OMNIBUS VOTE OF 10-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3646-48 West Lexington Street. (13-008-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5516 South Morgan Street. (13-008-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4240 West Thomas Street. (13-008-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2314 West Warren Boulevard. (13-008-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3531 West Jackson Boulevard. (13-008-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2729 West Jackson Boulevard. (13-008-21)
7. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1908 East 75<sup>th</sup> Street. (13-008-21)

#### Dispositions and Acquisitions

8. A resolution recommending a proposed ordinance authorizing the acquisition of land by the City of Chicago from the Chicago Board of Education for the property generally located at 3201 – 3345 West 31<sup>st</sup> Street. (13-009-21)
9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to St. Anthony Hospital for the property generally located at 3201 – 3345 West 31<sup>st</sup> Street. (13-009-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to new Life Covenant Church for the property generally located at 1047, 1057, 1067 East 76<sup>th</sup> Street; 1127-45 East 76<sup>th</sup> Street; 7611, 7649-51, 7655, 7659, 7709, 7719, 7725, 7727, 7741, 7700, 7744, and 7754 South Greenwood Avenue. (13-011-21)
11. A resolution recommending a proposed ordinance authorizing a Land Transfer from the City of Chicago to the Chicago Housing Authority for a mixed income residential development (Park Boulevard) for the land generally located at 3633-45 South State Street and 9 East 36<sup>th</sup> Place. (13-010-21)

## Intergovernmental Agreement

12. A resolution recommending a proposed ordinance authorizing a Technical Assistance Agreement for a City-wide Western-Ashland Bus Rapid Transit Land Use Development Plan. (13-013-21) **Approved 11-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Scudiero, Searl, Sih, and Shah.**
  13. A resolution recommending a proposed ordinance authorizing a Technical Assistance Agreement for a City-wide Metra Station Typology Study. (13-014-21) **Approved 11-0-1 with Commissioner Peterson recusing himself, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Scudiero, Searl, Sih, and Shah.**
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Planned Development application submitted by Loyola University Chicago for the property generally located at 1 - 19 East Chestnut Street, 2 – 16 East Pearson Street, and 829 – 851 North State Street. The applicant proposes the construction of two buildings: a 36-story building with 367 residential units, amenity facilities, ground floor retail space, and accessory parking spaces; and a 10-story academic building with ground floor retail space on an approximately 0.88-acre site. The site includes two buildings at 14 and 16 East Pearson Street which have been rated as potentially significant in the context of the surrounding community (“orange-rated”) by the Chicago Historic Resources Survey and would be demolished. **Deferred by an Omnibus vote to date certain of 3-21-2013**
  2. A proposed Institutional Planned Development submitted by New Life Covenant Church for the property generally located at 3400-3506 West Division Street. The applicant proposes to rezone the site from a M1-2, Limited Manufacturing/ Business Park District to a C3-1, Commercial, Manufacturing and Employment District prior to establishing the Institutional Planned Development. The applicant proposes to construct an approximately 42,000 square foot religious assembly facility containing a 1,500 seat religious assembly auditorium, classrooms, accessory office space and 191 accessory parking spaces. **Approved 12-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, and Shah.**

3. A proposed amendment to Business Planned Development No. 534 submitted by Kmart Corporation, for the property generally located at 3443-3535 West Addison Street. The applicant proposes to add an approximately 7,700 square foot restaurant, establish two subareas, reduce the parking count and increase the floor area ratio. The site is improved with an existing commercial development. **Deferred by an Omnibus vote.**
  
4. A proposed Residential and Business Planned Development, submitted by RP Hyde Park, LLC, for the property generally located at 5020-50 South Lake Shore Drive and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 625). The applicant is proposing the following modifications to the existing building at this location: A) re-establishing 20 residential units, bringing the dwelling unit quantity up to 1,038, thereby matching the originally approved and constructed unit count; B) renovations to Basement, Level 1 and Level 2 Plans, however, with no net increase in the building's floor area ratio; and, C) reduction of certain non-conforming elements of parking currently provided on Sub-Basement, Basement, Level 1 and Level 2 Plans. The applicant is requesting to rezone the property from RM 6.5 (Residential Multi-Unit District) to B3-5 (Community Shopping District) prior to establishing this Residential and Business Planned Development. **Planned Development Approved 12-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, and Shah.**  
**Lakefront 625 Approved 12-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Peterson, Scudiero, Searl, Sih, and Shah.**
  
5. A proposed amendment to Planned Development No. 347, submitted by Interpark Investors, LLC, for the property generally located at 8601-61 West Bryn Mawr Avenue. The applicant proposes to construct a seven-story, 83'-tall building, containing 394 residential units, 327 parking spaces and approximately 9,000 square feet of retail space, along with accessory and related uses. The applicant is requesting to rezone the property from B3-2 (Community Shopping District) to B3-3 prior to re-establishing Planned Development No. 347; however, all proposed improvements are designated to take place within Sub Area A and no change is being requested to any other aspect of Planned Development No. 347. **Approved 11-0, Yeas – Commissioners Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Scudiero, Searl, Sih, and Shah.**

Adjournment: **2:55 PM**